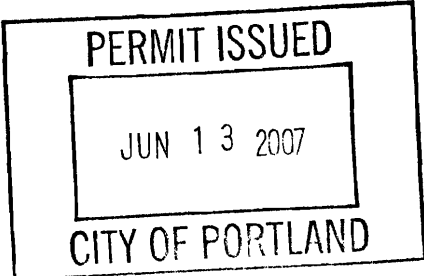


**City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Permit No:</b> 07-0616		<b>Issue Date:</b>		<b>CBL:</b> 032 I001001	
<b>Location of Construction:</b> 178 MIDDLE ST (184 Middle)		<b>Owner Name:</b> BUCKSTAR LLC		<b>Owner Address:</b> 100 SILVER ST	
<b>Business Name:</b> Blanche and Mimi		<b>Contractor Name:</b>		<b>Contractor Address:</b>	
<b>Lessee/Buyer's Name:</b> Hilary Sinauer		<b>Phone:</b> 207-239-6800		<b>Permit Type:</b> Change of Use - Commercial	
<b>Past Use:</b> Commercial - Restaurant "Black Tie"		<b>Proposed Use:</b> Commercial - Retail - "Blanche & Mimi" - Change of use from Restaurant to Retail		<b>Zone:</b> B3	
<b>Permit Fee:</b> \$105.00		<b>Cost of Work:</b> \$105.00		<b>CEO District:</b> 1	
<b>FIRE DEPT:</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied need exit signs & Extinguishers		<b>INSPECTION:</b> Use Group: M Type: Signature: JMB 6/11/07			
<b>Proposed Project Description:</b> Change of use from Restaurant to Retail		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: Date:			

<b>Permit Taken By:</b> Idobson	<b>Date Applied For:</b> 05/25/2007	<b>Zoning Approval</b>		
<ol style="list-style-type: none"><li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li><li>Building permits do not include plumbing, septic or electrical work.</li><li>Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</li></ol>		<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> OK w/condition Date: 6/7/07 ASH	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Any exterior work requires separate review & approval thru Historic Preservation Date:
				

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT

ADDRESS

DATE

PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

DATE

PHONE

**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Permit No:</b>	<b>Date Applied For:</b>	<b>CBL:</b>
07-0616	05/25/2007	032 I001001

<b>Location of Construction:</b> 178 Middle St	<b>Owner Name:</b> BUCKSTAR LLC	<b>Owner Address:</b> 100 SILVER ST	<b>Phone:</b>
<b>Business Name:</b> Blanche and Mimi	<b>Contractor Name:</b>	<b>Contractor Address:</b>	<b>Phone</b>
<b>Lessee/Buyer's Name</b> Hilary Sinauer	<b>Phone:</b> 207-239-6800	<b>Permit Type:</b> Change of Use - Commercial	

<b>Proposed Use:</b> Commercial - Retail - "Blanche & Mimi"- Change of use from Restaurant to Retail	<b>Proposed Project Description:</b> Change of use from Restaurant to Retail
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 06/07/2007**Note:** Although address is 184 Middle, it is part of building located on 032- I-001.**Ok to Issue:** ☒

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 06/11/2007**Note:****Ok to Issue:** ☒

- 1) Separate permits are required for any electrical, plumbing, or HVAC systems.  
Separate plans may need to be submitted for approval as a part of this process.
- 2) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Greg Cass      **Approval Date:** 06/07/2007**Note:****Ok to Issue:** ☒

- 1) Illuminated exit signs and fire extinguishers shall be provided.

**Comments:**

6/11/2007-jmb: Spoke to Hillary, she verified no construction work, just lighting fixtures, advised about electrical permit, ok to issue



# General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>184 Middle Street No construction</u>		
Total Square Footage of Proposed Structure <u>1,045</u>		Square Footage of Lot <u>1,045</u>
Tax Assessor's Chart, Block & Lot Chart# <u>32</u> Block# <u>1</u> Lot# <u>1</u>	Owner: <u>Richard J. McGoldrick</u>	Telephone: <u>207.774.1885</u>
Lessee/Buyer's Name (If Applicable) <u>Hilary Sinauer</u> <u>DBA</u> <u>Blanche and Mimi</u>	Applicant name, address & telephone: <u>Hilary Sinauer</u> <u>DBA Blanche and Mimi</u> <u>Home - 97 Emery St. Portland</u> <u>Store - 184 Middle Street</u>	Cost Of Work: \$ Fee: \$ <u>105</u> C of O Fee: \$
Current legal use (i.e. single family) <u>Black Tie - Restaurant</u> If vacant, what was the previous use? Proposed Specific use: <u>retail</u> Is property part of a subdivision? If yes, please name Project description: <u>Change of use to Retail</u>		
Contractor's name, address & telephone: Who should we contact when the permit is ready: <u>Hilary Sinauer</u> Mailing address: Phone: <u>207.239.6800</u>		

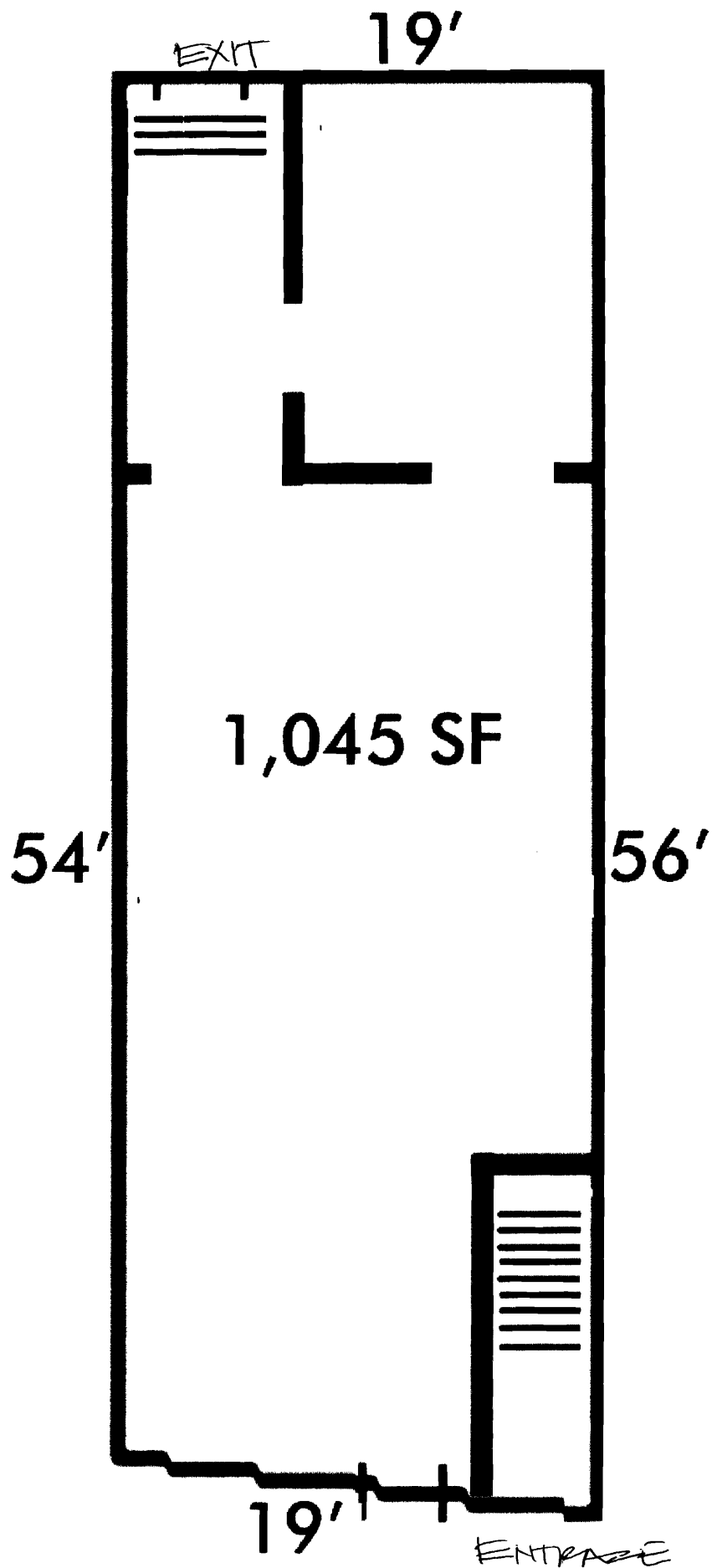
Please submit all of the information outlined in the Commercial Application Checklist.  
Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <u>Hilary Sinauer</u>	Date: <u>5/25/07</u>
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This is not a permit; you may not commence ANY work until the permit is issued.



Middle St

STORAGE IN BASEMENT - <sup>HAZARDOUS</sup> NO CHEMICALS, NO FOOD, ~~ON 12/1/12~~

**From:** "Hilary Sinauer" <hsinauer@gmail.com>  
**To:** <ldobson@portlandmaine.gov>  
**Date:** 5/25/2007 2:05:53 PM  
**Subject:** Blanch and Mimi Lease agreement

Lannie, Here's the first page of the lease for the sign and change of use applications under the name "Blanche and Mimi"

Thanks!

Hilary

## LEASE

\*1. Parties:\* Buckstar II LLC, with a mailing address of 100 Silver Street, Portland, Maine 04101 ("Landlord"), hereby leases to\* Hillary Sinauer d/b/a Blanche and Mimi \*with a mailing address of 182 Middle Street, Portland, ME 04101 ("Tenant"), and the Tenant hereby leases from Landlord, the below-described Premises.

\*2. Premises:\* The Premises are deemed to contain 1,025 square feet of retail space on the ground level and 350 sft. of unfinished space in the lower level located at 180 Middle Street (the "Premises") in the building located at 178-184 Middle Street (the "Building"), Portland, Maine, as depicted on Exhibit A attached hereto and made a part hereof. The lower level space does not include any use of the boiler room. Landlord will provide the space in an "as is" condition. There is no parking included under this lease. The Tenant agrees that the Landlord and the Tenant in the abutting space in the lower level of the building at 178 – 188 Middle Street shall have the right at all times for emergency egress purposes only to exit its space on that lower level through Tenant's premises utilizing the stairwell in the Premises from the lower level to the retail level.

\*3. Term:\* The Term of this Lease shall be for approximately three (3)\* years commencing on July 12, 2007 (the "Lease Commencement Date") and ending on June 30, 2010. Landlord is to deliver possession of the Premises upon the date that the existing Tenant in the space vacates, which is on or about June 12, 2007 but may be as soon as June 5, 2007. Tenant agrees that it shall accept the Premises in its "as is" condition, broom clean.

\*4. Rent:\* The Tenant shall pay to Landlord the following Base Rent starting on the July 12, 2007:

\*Lease Years\*

\*Base Rent p.s.f \*

\*Annual Base Rent\*

\*Monthly Base Rent\*

1 (7/12/07-6/30/08)

\$32.00

\$32,800.00

\$2,733.33

2 (7/1/08 – 6/30/09)

\$32.96

\$33,784.00

\$2,815.33

3 (7/1/09 – 6/30/10)

\$33.95

\$34,798.80

2,899.90

\*Option Years\*

4 (7/1/10 - 6/30/11)

\$34.97

\$35,844.24

\$2,987.02

5 (7/1/11 – 6/30/12)

\$36.02

\$36,920.52

\$3,076.71

6 (7/1/12 – 6/30/13)

\$37.10

\$38,027.52

N

Take  
home

Black Tie Bistro

Take  
out

QUICK  
SALADS

QUICK  
SANDWICHES

QUICK  
PASTAS

QUICK  
PIZZAS

184

ONE WAY

BLACK TIE  
Bistro

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Bistro

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Bistro



Fo  
207

RET.  
CBF

Black Tie Bistro

JEWELL KITCHEN

184





Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initiallizing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

N/A Footing/Building Location Inspection: Prior to pouring concrete  
N/A Re-Bar Schedule Inspection: Prior to pouring concrete  
N/A Foundation Inspection: Prior to placing ANY backfill  
N/A Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling  
COO Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

       If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

       CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

David Smith  
Signature of Applicant/Designee

6/13/97  
Date

Ray Smith  
Signature of Inspections Official

6/13/97  
Date

CBL: 032 F 001

Building Permit #:

070616